

SAMPLE CONFIRMATORY DEED

THIS CONFIRMATORY DEED OF CONSOLIDATION (hereinafter referred to as “**Confirmatory Deed**”) is made this _____ day of _____, _____, by and between _____ (hereinafter sometimes referred to as “**Grantor**”) and _____ (hereinafter sometimes referred to as “**Grantee**”).

WHEREAS, Grantor is the fee simple owner of the hereinafter described and adjoining lots, parts of lots or parcels of land situate, lying and being in the City of Brunswick, Frederick County, Maryland (hereinafter collectively referred to as the “**Adjoining Parcels**”); and

WHEREAS, Grantor has applied to the Mayor and Council of Brunswick (hereinafter referred to as the “**City**”) for permits to construct an accessory structure on one or more of the Adjoining Parcels; and

WHEREAS, the Grantor and Grantee wish to combine and consolidate the Adjoining Parcels so that they are hereinafter known, described, held, and conveyed as one (1) single “Lot” as defined under the Code of Ordinances of the City of Brunswick (hereinafter referred to as the “**Brunswick Code**”).

WITNESSETH: That for no monetary consideration, Grantor does hereby grant, convey, and confirm unto Grantee, its personal representatives, successors, and assigns (as applicable), that all of that single lot or parcel of land located in the City of Brunswick, Brunswick Election District, Frederick County, Maryland, and being more particularly described as:

BEING all of the Adjoining Parcels which are hereby combined and consolidated by new legal description into one (1) single “Lot” as defined in the Brunswick Code without interior lot lines.

BEING and the same real estate which was conveyed unto Grantor, by a Deed from _____, dated _____, and recorded among the Land Records of Frederick County, in Liber _____, folio _____.

Subject, however, to all applicable covenants, conditions, and restrictions of record.

Together with all and singular the buildings and improvements thereto and all of the rights, ways, roads, waters, easements, privileges, and appurtenances thereunto belonging or in anywise appertaining.

To have and to hold the property described herein unto Grantee, as one (1) single “Lot” as defined in the Brunswick Code, its personal representatives, successors, and assigns (as applicable) in fee simple forever.

And the Grantor herein does covenant that it will warrant specially the property herein intended to be conveyed and that it will execute such further assurances of the same as may be requisite for all purposes including but not limited to joining in an addition plat for the Adjoining Parcels as defined under the Brunswick Code.

Witness the hands and seals of the Grantor and Grantee.

WITNESS:

(Individual)

_____ M _____ (SEAL)
_____ (SEAL)

“Grantor” and “Grantee”

(Entity: Partnership, Company, or Corporation)

_____ *(Entity Name)*

_____ By: _____ (SEAL)

Name:

Title:

E

(Individual Acknowledgment)

STATE OF _____, COUNTY OF _____, TO WIT:

S I hereby certify that on this _____ day of _____, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared _____ Grantor and Grantee, and he did acknowledge the foregoing Confirmatory Deed to be his/her act and deed, and he did further certify under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee, is in the sum total of \$NONE.

(Partnership, Company, or Corporation Acknowledgment)

STATE OF _____, COUNTY OF _____, TO WIT:

M I hereby certify that on this _____ day of _____, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared _____, the _____ (*insert title: general partner of partnership, managing member of limited liability company or authorized officer of corporation*) a _____ (*insert partnership, limited liability company, or corporation*) of the State of _____, Grantor and Grantee, and he/she did acknowledge the foregoing Confirmatory Deed to be his/her act and deed as _____ (*insert title*) of _____ (*insert partnership, limited liability company, or corporation*), and he/she did further certify under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee, is in the sum total of \$NONE (and in the case of corporations, this does not constitute a sale and conveyance of all or substantially all of the assets of the corporation).

Witness my hand and Notarial Seal.

E

NOTARY PUBLIC

My Commission Expires:

This instrument has been prepared by (check one) ____ an attorney admitted to practice before the Court of Appeals of the State of Maryland/ ____ a party hereto.
